Energy performance certificate (EPC)

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219 Ballynahinch Road
LISBURN
BT27 5LS

Energy rating
E

Valid until	Certificate number
17 May 2032	**9884-3016-5205-3262-4200**

Property type	Detached bungalow
Total floor area	250 square metres

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be D.

See how to improve this property's energy performance.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 | D
39-54	E	47 | E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in Northern Ireland:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Average
Roof	Pitched, insulated (assumed)	Average
Roof	Roof room(s), insulated	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Poor
Lighting	Low energy lighting in 52% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 221 kilowatt hours per square metre (kWh/m2).

▶ What is primary energy use?

Environmental impact of this property

This property's current environmental impact rating is E. It has the potential to be E.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces	6 tonnes of CO2
This property produces	14.0 tonnes of CO2
This property's potential production	10.0 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 4.0 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from E (47) to D (60).

Potential energy rating
D

▶ Do I need to follow these steps in order?

Step 1: Low energy lighting

Low energy lighting

Typical installation cost	£55
Typical yearly saving	£52
Potential rating after completing step 1	48 | E

Step 2: Heating controls (room thermostat)

Heating controls (room thermostat)

Typical installation cost	£350 - £450
Typical yearly saving	£127
Potential rating after completing steps 1 and 2	51 | E

Step 3: Replace boiler with new condensing boiler

Condensing boiler

Typical installation cost	£2,200 - £3,000
Typical yearly saving	£349
Potential rating after completing steps 1 to 3	60 | D

Step 4: Floor insulation (solid floor)

Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£166
Potential rating after completing steps 1 to 4	64 | D

Step 5: Solar water heating

Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£41
Potential rating after completing steps 1 to 5	65 | D

Step 6: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£333
Potential rating after completing steps 1 to 6	70 | C

Step 7: Wind turbine

Wind turbine

Typical installation cost	£15,000 - £25,000
Typical yearly saving	£695
Potential rating after completing steps 1 to 7	79 | C

Paying for energy improvements

Find energy grants and ways to save energy in your home.

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£2348
Potential saving	£530

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you complete each recommended step in order.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Andrew McCallin
Telephone	02890 430911
Email	andrew.mccallin@aol.co.uk

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/005216
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	18 May 2022
Date of certificate	18 May 2022
Type of assessment	▶ RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.